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*2004 Master Plan*

*Borough of North Haledon*



*Prepared for*

**The Borough of North Haledon Planning Board**

Prepared by



TOWN  
PLANNING &  
DEVELOPMENT  
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**CONSOLIDATED TABLE OF CONTENTS**

	<b><u>Page</u></b>
<b>I. BASIC STUDIES ELEMENT</b>	
Introduction	I-1
Location	I-2
Municipal Overview	I-2
Existing Land Use	I-4
Demographic Analysis	I-10
Housing Analysis	I-16
Community Facilities Analysis	I-21
Physical Characteristics	I-27
<b>II. GOALS AND OBJECTIVES</b>	
Introduction	II-1
Goals and Objectives	II-1
<b>III. LAND USE PLAN</b>	
Introduction	III-1
Land Use Plan	III-1
Relationship to Zoning Ordinance	III-4
Conclusion	III-4
<b>IV. RECYCLING ELEMENT</b>	
Introduction	IV-1
Recycling Services	IV-1
<b>V. RELATIONSHIP OF PROPOSED PLAN TO OTHER PLANS</b>	
Introduction	V-1
Relationship to Surrounding Communities	V-1
Relationship to the County	V-2
Relationship to the SDRP	V-3

**LIST OF MAPS**

**Following or on Page**

REGIONAL LOCATION MAP	I-3
EXISTING LAND USE	I-5
SLOPES GREATER THAN 15%	I-29
FLOOD HAZARD & WETLANDS	I-29
COMPREHENSIVE MASTER PLAN MAP	III-3

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**TABLE OF CONTENTS**

<b>I. BASIC STUDIES.....</b>	<b>1</b>
INTRODUCTION .....	1
LOCATION .....	2
MUNICIPAL OVERVIEW .....	2
EXISTING LAND USE .....	4
<i>Real Property Valuation</i> .....	5
<i>Residential Development</i> .....	5
<i>Commercial Development</i> .....	9
<i>Industrial Development</i> .....	9
<i>Public Development</i> .....	9
<i>Quasi-Public Development</i> .....	10
<i>Open Space and Recreation</i> .....	10
DEMOGRAPHIC ANALYSIS .....	10
<i>Population Characteristics</i> .....	10
<i>Sex and Age</i> .....	13
<i>Income Characteristics</i> .....	14
Employment Characteristics .....	15
HOUSING ANALYSIS .....	16
<i>Household Type</i> .....	17
<i>Household Size</i> .....	18
<i>Housing Occupancy</i> .....	18
<i>Housing Tenure</i> .....	19
<i>Housing Values</i> .....	19
<i>Housing Density</i> .....	20
COMMUNITY FACILITIES ANALYSIS .....	21
<i>Police</i> .....	21
<i>Fire</i> .....	22
Ambulance .....	22
Schools.....	23

<i>Water and Sewer</i> .....	27
PHYSICAL CHARACTERISTICS .....	27
<i>Topography</i> .....	28
<i>Soil</i> .....	28
<i>Water Bodies</i> .....	28
<i>Wetlands and Floodplains</i> .....	28
<b>II. GOALS AND OBJECTIVES</b> .....	<b>1</b>
INTRODUCTION .....	1
<i>Goals and Objectives</i> .....	1
<b>III. LAND USE PLAN</b> .....	<b>1</b>
INTRODUCTION .....	1
<i>Land Use Plan Goals</i> .....	1
LAND USE PLAN .....	1
<i>Residential</i> .....	2
<i>Commercial</i> .....	3
<i>Industrial</i> .....	3
<i>Public</i> .....	3
<i>Open Space and Recreation</i> .....	3
RELATIONSHIP TO ZONING ORDINANCE .....	4
CONCLUSION .....	4
<b>IV. RECYCLING ELEMENT</b> .....	<b>1</b>
INTRODUCTION .....	1
RECYCLING SERVICES .....	1
<b>V. RELATIONSHIP OF PROPOSED PLAN TO OTHER PLANS</b> .....	<b>1</b>
INTRODUCTION .....	1
<i>Relationship to Surrounding Communities</i> .....	1
<i>Relationship to the County</i> .....	2
<i>Relationship to the New Jersey State Development and Redevelopment Plan</i> .....	3

# I. BASIC STUDIES

## INTRODUCTION

The Master Plan provides a framework for development that guides the use of lands within a municipality in a manner that protects public health and safety and promotes the general welfare. The Municipal Land Use Law (MLUL) gives the Planning Board the authority to prepare and after a public hearing adopt or amend such document. According to the MLUL, the Master Plan shall generally be comprised of a report or statement and land use and development proposals, including maps, diagrams and text containing at least the following three elements:

1. A statement of objectives, principles, assumptions, policies and standards upon which the constituency proposals for the physical, economic and social development of the municipality are based;
2. A land use plan element;
3. A housing plan element.

In addition to the mandatory sections of the Master Plan that are listed above, the document may also contain sections addressing the following elements:

4. A circulation plan
5. A utility service plan
6. A community facilities plan
7. A recreation plan
8. A conservation plan
9. An economic plan
10. A historic preservation plan
11. Appendices or separate reports containing the technical foundation for the master plan and its constituent elements
12. A recycling plan
13. A farmland preservation plan

This Master Plan document will include a statement of objectives, principles, assumptions, policies and standards, a land use plan and a housing plan. The Housing Plan was previously prepared in order to address the Borough's Mount Laurel obligation and will be made a part of this Master Plan document. In addition a recycling plan will be included as part of this document as the MLUL requires it as an obligatory part of the Master Plan.

North Haledon's first Comprehensive Master Plan was adopted in December 1970. This plan served as the policy statement that guided future development within the Borough. A Subsequent Master Plan prepared in November 22, 1978 reaffirmed the provision of that document and addressed emerging trends. In the July 28, 1988 Master Plan Housing Element an additional need was addressed, which was a result of the Mount Laurel decision and the Borough's obligation to address its fair share of affordable housing in the region. A Master Plan

Reexamination Report was prepared in February 1990. The most recent Master Plan reexamination report was prepared in October 24, 1996.

In this Comprehensive Master Plan document, which replaces all previous documents, the Borough recognizes that it is no longer a developing community. The Borough is now a primarily fully developed community and as a result its goals and objectives have changed to address the Borough's existing and future needs. The Borough will now focus more on the preservation of open space and environmentally sensitive areas, the redevelopment of older or substandard properties and maintenance of existing public facilities and services.

## **LOCATION**

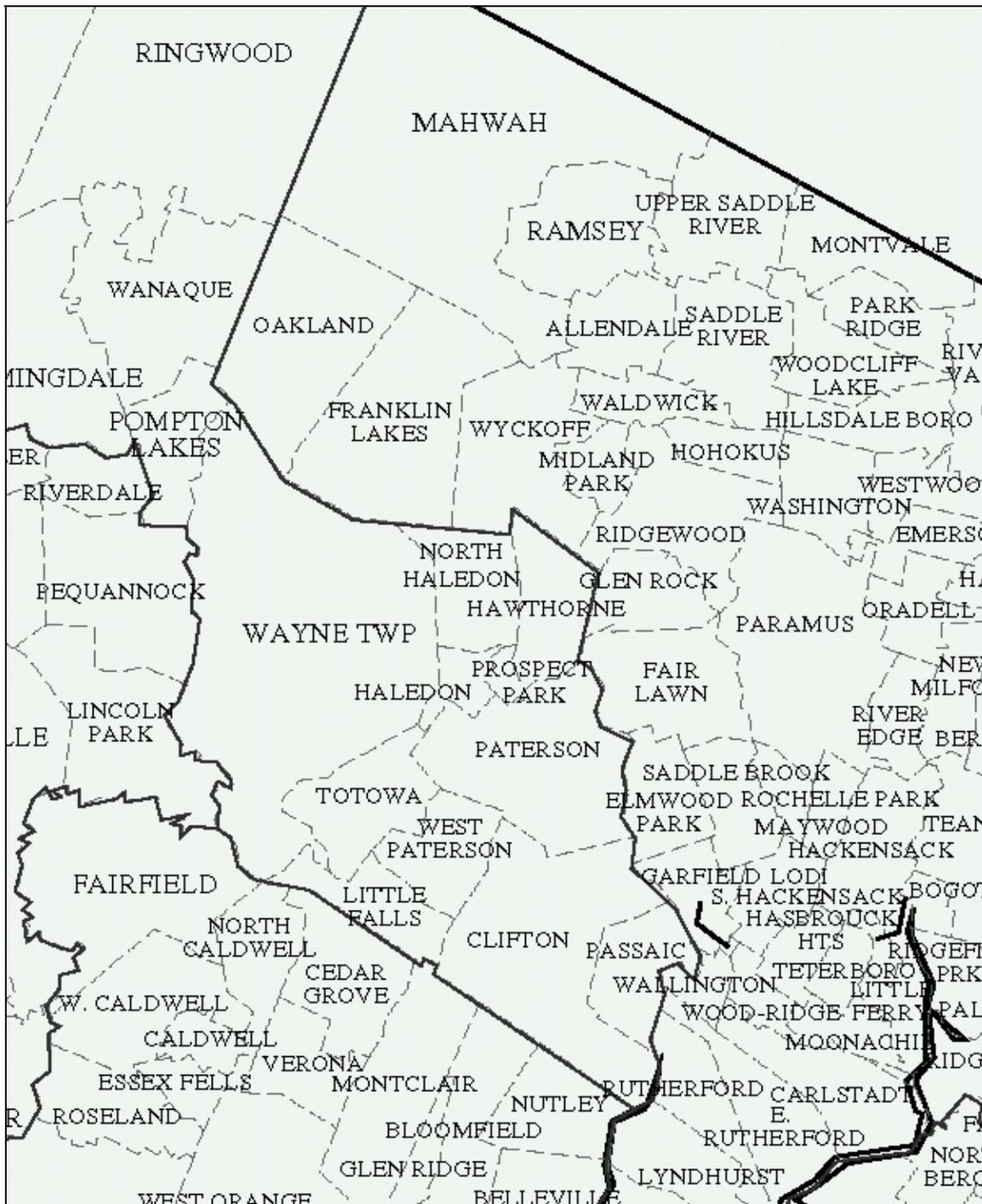
The Borough of North Haledon is a 3.44 square mile municipality located in the central portion of Passaic County in Northern New Jersey. In 2000, the Borough had a population of 7,920 people making it the second smallest municipality in Passaic County. North Haledon shares its border with four other municipalities in Passaic County and two other municipalities in Bergen County. Along its northern border are the Boroughs of Wyckoff and Franklin Lakes both in Bergen County. To the west is the Township of Wayne, to the south are the Borough's Haledon and Prospect Park and to the east is the Borough of Hawthorne all of which are located in Passaic County. The location of North Haledon in relation to the surrounding municipalities is shown on the Regional Location Map.

## **MUNICIPAL OVERVIEW**

North Haledon is primarily a residential community with supporting commercial activities. Physically North Haledon is located within a valley between two ridges, which are a part of the First and Second Watchung Mountains. This characteristic provides a unique and secluded setting for the Borough, and has contributed to its existing development pattern. The population of the Borough has remained relatively stable over the past two decades and North Haledon saw its greatest increase in population in the 1950's and 1960's.

The existing physical development of the community was primarily dependent on the Borough's transportation system. There are two primary arteries, Belmont Road and High Mountain Road that intersect the Borough in a north/south direction. These two roadways actually intersect with each other at the north end of the Borough and lead into Franklin Lakes. These two roadways provide the main route of access into and through the Borough. The existing land use pattern has developed as a function of the major circulation characteristics with commercial uses located on Belmont Avenues and High Mountain Road the Borough's primary north/south arteries. Linda Vista Avenue and Overlook Avenue are two other major intercommunity roadways that serve as an east/west connector to Hawthorne to the east and Wayne to the west. These two roadways are actually the same road, which is known as Overlook Avenue east of High Mountain Road and Linda Vista Avenue to the east of High Mountain Road. As the Borough is a primarily fully developed community the existing transportation system has not changed significantly since the 1990 Master Plan.

### REGIONAL LOCATION MAP



## EXISTING LAND USE

North Haledon is primarily a fully developed community with very few vacant developable parcels of land remaining with the exception of environmentally sensitive lands and Borough owned parkland and open space. A review of existing land use characteristics indicates that the Borough remains a predominantly single-family residential community with a balanced mix of non-residential uses to support and serve the residential uses. Our office conducted an existing land use inventory to determine the type of existing land uses within the Borough. The results of this study are shown on the Existing Land Use Map which is appended to this report and are also documented in the following table.

**Table 1: Summary of Existing Land Use  
Borough of North Haledon – July 2002**

Use	Subtotal (Acres)	Total (Acres)	Percent Total
Residential		1,830.8	82.44%
1 & M/D*-Family	1,655.67		
Town-home	175.13		
Commercial		23.00	1.04%
Light Industrial		18.76	0.84%
Public		278.30	12.53%
North Haledon	69.43		
William Paterson Univ.	84.00		
Eastern Christian HS	6.87		
Preserved Open Space	118.00		
Quasi-Public		69.84	3.14%
<b>Total:</b>		<b>2,220.70</b>	<b>100.00%</b>

*Source: Study prepared by Michael F. Kauker Associates July 2002.  
\* M/D is Single-Family Mother-Daughter*

Table 1 above shows that the Borough is comprised primarily of residential land uses, specifically the one-family residence. Residential land use comprises 82.4% of the Borough's total land area with the single-family dwelling representing 74.5% of the total land area. The next largest land use category in the Borough is Public Use, which comprises 12.53% of the Borough's total land area. This category includes land used for administrative purposes such as governmental, Police and Fire as well as recreation use including the Buehler Cultural Center and Pool, public schools, the public library and the public works property located at the end of Willow Brook Court. This category also includes land owned by William Paterson University, Eastern Christian High School and a portion of Mary Help of Christians Girls High School.

## **Real Property Valuation**

The real property valuation shows the number of parcels in the Borough categorized by land use and the percentage of revenue generated by each use. Table 2 shows the number of parcels and the real property valuation for lands located within North Haledon in 1996.

**Table 2: Real Property Valuation**

Class	1996	
	No. of Parcels	% Valuation
Vacant	96	2.48
Residential	2,344	91.37
Farm	8	0.14
Commercial	84	5.20
Industrial	7	0.81
Total	2,539	

*Source: The New Jersey Municipal Data Book, 2001*

The real property valuation analysis shown in Table 2 confirms that the Borough is predominantly a residential community, with 2,344 parcels being utilized for residential purposes with a valuation of 91.37%. Not only does North Haledon have the largest amount of land used for residential purposes it also has the largest number of parcels and the highest valuation of any land use in the Borough. This heavy reliance on residential ratables results in relatively high costs to homeowners to maintain and support an adequate level of municipal and educational services. Continuing increases in residential property values for newer homes will result in a more equitable distribution of the tax burden and will eventually require a reevaluation of all properties.

## **Residential Development**

The majority of new residential housing construction occurred in North Haledon from 1950 to 1969. As shown in the table below, there were a total of 2,207 or 82.5% residential housing units built in North Haledon prior to 1970. The following table provides information on the number of housing units built in North Haledon and the year those units were constructed.

**Table 3: Year Structure Built**

Year Built	Number of Units	Percent
1990 to March 2000	191	7.1
1980 to 1989	91	3.4
1970 to 1979	186	7.0
1960 to 1969	631	23.6
1940 to 1959	1,040	38.9
1939 or earlier	536	20.0
Total	2,768	100.0

*Source: U.S. Census Bureau, 2000 U.S. Census Data*

As shown in the table above, housing development slowed significantly after 1969. The housing market slowed in the 1970's and 1980's as residential construction decreased to 186 units and 91 units respectively. Even though the number of housing units developed over the last decade remains relatively low, the number is higher than the previous decade. From 1990 to March 2000, 191 residential dwelling units were constructed in North Haledon. This was primarily due to the Borough addressing its Mount Laurel obligation and the development of town-homes. Over the next decade it is expected that the number of residential units developed will increase due to the construction of the remainder of the Borough's Mt. Laurel sites and the development of two approved town-home developments. Other than the designated Mt. Laurel sites, future development will be limited to redevelopment of properties with older and smaller homes and remaining developable parcels.

The following table shows the number of building permits that were issued from 1980 to 2001.

**Table 4: Residential Building Permits, 1980 to 2001**

Year	Building Permits	Year	Building Permits
1980	7	1991	1
1981	2	1992	3
1982	5	1993	11
1983	10	1994	2
1984	25	1995	8
1985	21	1996	44
1986	14	1997	9
1987	20	1998	25
1988	9	1999	17
1989	5	2000	10
1990	8	2001	10

*Source: New Jersey Department of Labor*

As can be seen from the table above a significant amount of development occurred in the mid-1980's and mid to later part of the 1990's. The larger numbers in the 1990's represent the impact of the development of the larger town-home developments.

As previously mentioned, there are mainly three types of residential housing units in North Haledon. The largest form of housing in the Borough is the single-family detached home. This is followed by two-family homes and multiple-family homes.

### *Single-Family*

The Borough of North Haledon is primarily comprised of single-family detached homes. In 2000, there were a total of 2,675 housing units. Of that total, 2,398 were single-family units, which accounted for 89.6% of the Borough's total housing stock. The following table lists the single-family developments that have been built or have been approved since the last Comprehensive Master Plan prepared in 1990.

**Table 5: New Single-Family Development**

Year Approved	Development	Number of Units
1990	Conforti-Nassau	1
1990	Knorr	1
1992	Leckel-Suter	1
1993	Fiorenza	1
1993	Fritz	1
1994	Perelly-Ballantine	2
1996	Manchester Heights	5
1997	Reservoir Point	43
1997	Sasso Lynn Deb II	2
1998	DeCando Ridge	1
1998	Polidori-Dykers Farm	14
1999	Sasso Lynn Deb II	4
1999	Bushnell Squaw Brook	1
1999	McEntee Ballentine	1
2000	DeNova-Linda Vista	1
2000	Heitman-Dietrich	3
2000	Delric-Graham	2
2000	Tortugal	1
2000	Rosati-High Mountain	1
2000	Hovnanian Lakeside	14
2000	Hearthstone Estates	25
2000	Gambino	2
2001	Landmark-Sturr	6
2001	Greenway-Robinson	7
2001	Mount View-Ridge	2
2001	Sasso-Mountain View	9

2001	Tanis-Joan Place	1
2001	Manor East-Manor	2
2001	Catania-Hilltop	4
2002	Timber Estates	1
2002	Woodland Estates	7
<b>Total:</b>		<b>166</b>

*Source: Borough of North Haledon, Planning Board Records*

A majority of these developments have resulted from the subdivision of several larger remaining vacant parcels of land within the Borough as well as subdivisions of smaller properties containing existing residences. As shown on the Existing Land Use Map, these larger properties are among the last remaining developable parcels in the Borough and future development of single-family homes will be limited to redevelopment of older housing units.

### ***Single-Family (Mother-Daughter) Homes***

The second most predominant form of housing in the Borough is the single-family home with accessory mother-daughter units. In 2000, there were 231 of these homes, which accounted for 8.6% of the Borough's total housing stock. Most of these homes are pre-existing non-conforming uses since the zoning ordinance now precludes these types of homes.

### ***Single-Family Town-home Development***

Currently there are 64 single-family town-home units located in North Haledon. Two more major housing projects have been approved and the construction was started during 2002. The following table lists the developments that have recently been approved.

**Table 6: New Town-home Developments**

<b>Development</b>	<b>Number of Units</b>
Lakeside (Hovnanian)	287
Summit Pointe	56
<b>Total:</b>	<b>343</b>

*Source: Borough of North Haledon, Planning Board Records*

As can be seen from the table above the 343 dwelling units that have been approved for development will significantly increase the number of town-home units in the Borough. This type of housing will become the second largest form of housing in the Borough after all of these homes have been constructed. There will be a total of 407 town-home units in the Borough after the units listed above have been constructed, which will comprise approximately 15.2 percent of the Borough's total housing stock.

There are two other sites zoned for town-home development under the Borough's Mt. Laurel Housing Plan. These sites are located in the AAHD – Adult Affordable Housing District and are projected to provide an additional 109 town-home units. This district is intended to help meet

the need for adult housing within the Borough due to the increasing population of persons ages 55 and over.

### ***Commercial Development***

Commercial development in North Haledon is primarily located in three discreet areas of the Borough. The first area is a concentrated core located along either side of High Mountain Road between Overlook Avenue and Rothesay Avenue. There are a number of small retail and office uses located in this area. The second area is along Belmont Avenue between Nassau Street and Peters Lane, which contains a mixture of retail and light industrial uses including a gas station. The third area is a small concentrated node of commercial development located at the intersection of High Mountain Road and Sicomac Avenue. This area contains a large supermarket along with other smaller retail and office uses. These commercial service nodes provide a balanced array of retail and commercial services, sufficient to meet the daily shopping needs of North Haledon's residents.

### ***Industrial Development***

Industrial development in North Haledon has decreased to the point where it is almost non-existent. Most of the sites zoned for industrial use have been subsequently rezoned. A large parcel of land located at the east side of the community off of Terrace Avenue has been rezoned for multiple-family use. Another parcel off of Belmont Avenue has also been rezoned for multiple family uses. These sites were rezoned as part of the Borough's Mount Laurel Housing Plan. Another area located around Oldham Pond was rezoned to be preserved for Open Space purposes. There are only two sites remaining in the Borough that are zoned and used for Industrial purposes. These two sites are located along either side of Belmont Avenue in the vicinity of Peters Lane. These properties were once the home of Ideal Farms a milk processing and distribution company. The buildings have been retrofitted to accommodate a wide array of light industrial service uses.

### ***Public Development***

The public facilities within the Borough consist of the Borough Hall, Police Station, two Fire Stations, one public library and a public works facility located at the end of Willow Brook Court. The Borough Hall and Police Station are located in the same building on the northerly side of Overlook Avenue between High Mountain Road and the Molly Ann Brook. The Borough Hall and Police Station are in need of being updated and expanded. There is the possibility that two adjacent residential properties could be obtained at some point in the future to expand this facility. Rezoning of these properties as reserved for Public Facilities should be considered. The North Haledon Public Library is located off of Overlook Avenue and is adjacent to the Administration building. There is a new Fire Station located on the westerly side of Belmont Avenue south of Overlook Avenue. The Borough's other Fire Station located on High Mountain Road has recently been fully remodeled and a side yard expansion to accommodate a ladder truck was completed in 2004. The Ambulance Building on Belmont Avenue and the cell tower at the Borough's pump station are also among public developments.

### ***Quasi-Public Development***

Quasi-public development in North Haledon has remained relatively stable since the preparation of the last Master Plan Reexamination Report and does not comprise a very large amount of the Borough's total land area. More specifically there are a number of churches located throughout the Borough all of which are in excellent physical condition and meet regulatory requirements. An American Legion Post is also located along High Mountain Road. Another special purpose residential use known as the Holland Christian Home, which contains approximately 100 beds is located along Pleasant View Drive.

### ***Open Space and Recreation***

As a result of prior efforts on the part of the Borough Council and Planning Board, there is a significant amount of open space in North Haledon. Much of the Borough's westerly border is characterized by a significant amount of vacant land which is moderately to steeply sloped and heavily forested, which separates the Borough from Wayne Township to the west. This area totals 118-acres and is zoned as an open-space district on the Borough's Zoning Map. Four of these parcels were purchased by the Nature Conservancy and have been preserved as open space in perpetuity. These parcels can be seen on the attached Conservation Map. The area surrounding Oldham Pond has also been zoned for open space.

There are a number of recreational areas located within the Borough. The primary recreation facilities are located on the property adjacent to the Borough Hall. This 14.39-acre property contains a mixture of athletic fields utilized by the youth sports teams. More specifically there are three baseball fields, a children's playground area and the remainder of the property can be used for football, soccer and a bicycle path. There are lights located on the property for nighttime athletic activity. There is another soccer field located behind the DPW on Willow Brook Court. The Buehler Cultural Center and Pool is a Borough owned and operated recreation area located along High Mountain Road. Yahns Pond known as Block 6106, Lot 4 in the Borough's tax records is another recreation site containing a children's play area.

## **DEMOGRAPHIC ANALYSIS**

This section will analyze the existing character of the community in terms of its demographic composition. Demographic analysis provides information for the planning of schools, community and recreational facilities, employment, commercial needs and housing.

### ***Population Characteristics***

#### ***Population Trends***

An analysis of the Borough's total population will help us to understand the historical population trends of the Borough so that we will be able to properly plan for the future needs and services of the Borough.

According to the US Census Bureau, the Borough's total population was 7,920 in the year 2000. Table 6 shows the historical population trend in North Haledon from 1930 to 2000.

**Table 7: Historical Population Trend  
1930 – 2000**

Year	Population	Numerical Change	Percent Change
1930	2,157	---	---
1940	2,761	604	28.0
1950	3,550	789	28.6
1960	6,026	2,476	69.7
1970	7,614	1,588	26.4
1980	8,177	563	7.4
1990	7,987	(190)	(2.3)
2000	7,920	(67)	(0.8)

*Source: U.S. Census Bureau, Population Estimates Branch*

The period between 1950 and 1960 saw the largest growth in North Haledon’s population. This coincides with the dramatic increase of the housing stock during this period. Reasons for this growth include the areas predominantly rural nature in preceding decades, its location in a growing automobile-dominated environment, and its proximity to the City of Paterson.

The period between 1960 and 1980 saw a continuation in the population growth but at a much slower rate. The Borough’s total population has remained relatively stable since 1980 even though it has decreased slightly from 1980 to 2000. By 2000, the Borough had experienced a total decline of only 257 persons or 0.8 percent of the total population from its high of 8,177 persons in 1980.

### ***Population Projections***

Population projections are important in determining the future services the Borough will need to provide to its residents. The population projections prepared for this report utilize the number of new homes that are proposed or approved since 2000 as a base for determining the increase in population. There have been a number of single- and multiple-family developments approved since 2000. This analysis makes two assumptions. The first assumption is that all of the development will be completed and occupied by 2010 and the second assumption is that mortality rates and migration rates will cancel each other out. These developments are listed below:

**Table 8: Single-Family Development Since 2000**

<b>Development</b>	<b># of Units</b>	<b># of Persons</b>
DeNova-Linda Vista	1	3
Heitman-Dietrich	3	10
Delric-Graham	2	7
Tortugal	1	3
Rosati-High Mountain	1	3
Hovnanian Lakeside	14	46
Hearthstone Estates	25	83
Gambino	2	7
Landmark-Sturr	6	20
Greenway-Robinson	7	23
Mount View-Ridge	2	7
Sasso-Mountain View	9	30
Tanis-Joan Place	1	3
Manor East-Manor	2	7
Catania-Hilltop	4	13
Timber Estates	1	3
Woodland Estates	7	23
<b>Total:</b>	<b>88</b>	<b>291</b>

*Source: Borough of North Haledon, Planning Board Records*

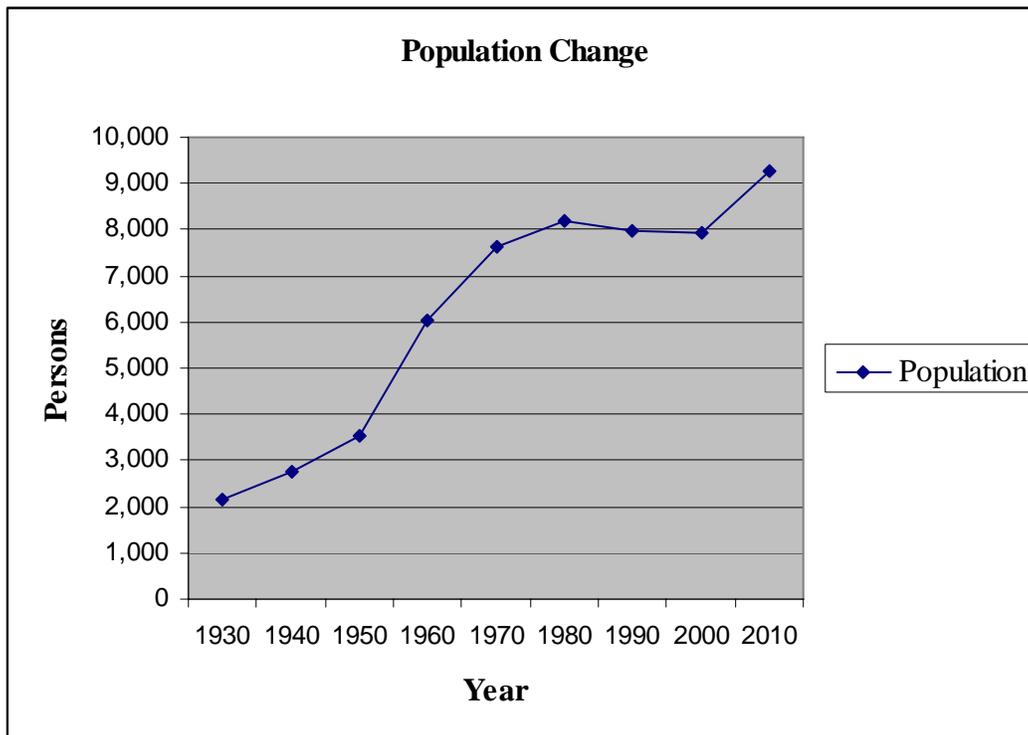
**Table 9: Town-home Development Since 2000**

<b>Development</b>	<b># of Units</b>	<b># of Persons</b>
Lakeside (Hovnanian)	287	700
Summit Pointe	56	136
Sasso	23	56
Dorestsky	86	210
<b>Total:</b>	<b>452</b>	<b>1,102</b>

*Source: Borough of North Haledon, Planning Board Records*

The two tables above indicate that the total population increase for new development since 2000 in the Borough of North Haledon is approximately 1,393 persons by 2010. Assuming that these figures are accurate the total population in the Borough in 2010 would be 9,313 persons, an increase of approximately 17.6 percent. The chart below shows the population trend from 1930 to projected 2010 figures.

**Chart 1: Historical and Projected Population Trend  
1930-2010**



Source: *Source: U.S. Census Bureau, Population Estimates Branch*

### **Sex and Age**

According to the 2000 Census there were slightly more females (52.8%) than males (47.2%) residing in North Haledon, which is consistent with national trends. Age is an important component of the population because it enables us to plan for services that the Borough provides its residents. The following table compares different age cohorts in North Haledon for 1990 and 2000.

**Table 10: Population and Age Characteristics, 1990 – 2000**

Age Group	1990 Total	1990 %	2000 Total	2000 %
Under 5 years	393	4.9%	436	5.5
5 to 9 years	398	5.0%	458	5.8
10 to 14 years	390	4.9%	415	5.2
15 to 19 years	436	5.5%	402	5.1
20 to 24 years	933	11.7%	687	8.7
25 to 34 years	1,098	13.7%	919	11.6
35 to 44 years	998	12.5%	1,134	14.3
45 to 54 years	916	11.5%	1,015	12.8
55 to 59 years	464	5.8%	498	6.3
60 to 64 years	496	6.2%	405	5.1
65 to 74 years	784	9.8%	777	9.8
75 to 84 years	485	6.1%	528	6.7
85 years and over	196	2.5%	246	3.1
<b>Total:</b>	<b>7,987</b>	<b>100.0%</b>	<b>7,920</b>	<b>100.0</b>

*Source: U.S. Census Bureau, 1990 and 2000 U.S. Census Data*

The demographic composition of North Haledon’s 2000 population shows significant shifts from those of 1990. The table above indicates that there has been an increase in population for persons under the age of 14, between the ages of 35 and 59, and over the age of 75; while the persons between the ages of 15 and 34 and between the ages of 60 and 64 have decreased. The 65 to 74 age cohort remained unchanged in terms of its percentage of the total population. The largest percent increase in terms of total population was seen in persons between the ages of 35 and 59 (+3.6%), followed by persons under the age of 14 (+1.7%), and persons over the age of 75 (+1.2%). The largest percent decrease in terms of total population was seen in persons between the ages of 15 and 34 (-5.5%), followed by persons between the ages of 60 and 64 (-1.1%).

North Haledon has a high percentage of persons over the age of 55 living in the Borough. In 2000 there were 2,454 persons or 30.9% of the total population was over the age of 55, compared to 2,424 persons or 30.3% of the total population in 1990.

The general classification of the young adult family-rearing age cohort ranging from 25 to 54 years in age comprises a relatively high proportion of North Haledon’s total population. In 2000, there were 3,068 persons or 38.7% of the total population between the ages of 25 and 54, compared to 3,012 persons or 37.7% of the total population in 1990.

### ***Income Characteristics***

North Haledon can be generally characterized as a community that is comprised of primarily upper-middle to upper class families in terms of household income. In 1999, the median household income in North Haledon was \$74,700. This represents an increase of \$22,711 or 43.7% in the median household income from 1989 to 1999. This is a significantly positive occurrence and is typical of most established suburban communities. It is to some extent

indicative of the attractiveness and desirability of North Haledon’s residential neighborhoods. Comparatively speaking, North Haledon’s median household income exceeded both those of the State of New Jersey and Passaic County, which were \$55,146 and \$49,210, respectively. The following table shows the Borough’s income distribution in 1999.

**Table 11: Household Income Distribution**

Income	Number of Households	Percent
Less than \$10,000	54	2.1
\$10,000 - \$14,999	77	2.9
\$15,000 - \$24,999	222	8.5
\$25,000 - \$34,999	167	6.4
\$35,000 - \$49,999	294	11.2
\$50,000 - \$74,999	503	19.2
\$75,000 - \$99,999	490	18.7
\$100,000 - \$149,999	489	18.6
\$150,000 - \$199,999	181	6.9
\$200,000 or more	145	5.5
<b>Total:</b>	<b>2,622</b>	<b>100.0</b>

*Source: U.S. Census Bureau, 2000 U.S. Census Data*

## Employment Characteristics

From 1990 to 2001 the labor force in North Haledon decreased from 4,304 to 4,108. The number of unemployed persons also decreased as the unemployment rate went from 4.5% in 1990 to 4.0% in 2001. According to the U.S. Census Bureau, in 2000 the majority of the workforce in North Haledon was primarily comprised of persons in managerial and professional specialty occupations followed by sales and office occupations and service occupations. The table below more specifically indicates the number of people employed and their respective occupation in 2000.

**Table 12: Occupations of North Haledon Residents**

Occupation	Number of Persons	Percent
Managerial and professional specialty occupations	1,818	43.0
Service Occupations	725	17.1
Sales and office occupations	996	23.6
Farming, fishing, and forestry occupations	8	0.2
Construction, extraction, and maintenance occupations	398	9.4
Production, transportation, and material moving occupations	283	6.7
<b>Total:</b>	<b>4,228</b>	<b>100.0</b>

*Source: U.S. Census Bureau, 2000 U.S. Census Data*

A general analysis of the employment characteristics of the Borough's adult labor pool from 1990 to 2001 is included in the following table.

**Table 13: Employment Characteristics**

Year	Labor Force	Employed	Unemployed	Unemployment Rate
1990	4,304	4,111	193	4.5%
1991	4,232	3,986	246	5.8%
1992	4,121	3,809	312	7.6%
1993	4,105	3,812	293	7.1%
1994	4,121	3,846	275	6.7%
1995	4,155	3,901	254	6.1%
1996	4,212	3,964	248	5.9%
1997	4,249	4,045	204	4.8%
1998	4,195	4,022	173	4.1%
1999	5,778	5,590	188	3.3%
2000	4,166	4,020	146	3.5%
2001	4,108	3,944	164	4.0%

*Source: New Jersey Department of Labor*

The Borough of North Haledon has generally followed the unemployment rate trends of both the State of New Jersey and Passaic County from 1990 to 2001. It should also be stated that North Haledon's actual unemployment rate numbers are less than the unemployment rate numbers for both the State and the County. The information provided in the table above indicates that the unemployment rate peaked at 7.6% in 1992 and steadily decreased to its low of 3.3% in 1999. That trend has been reversed over the last two years as unemployment has increased to 4.0% in 2001.

## HOUSING ANALYSIS

This section documents the characteristics of the Borough's existing housing inventory. According to the most recent US Census Data, in 2000, the number of housing units in North Haledon was 2,675. This represents an increase of 101 housing units or 3.9% from the 1990 total of 2,574 housing units.

The most dominant form of housing in the Borough is that of the single-family home. In 2000, there were 2,398 single-family homes representing 89.6% of the Borough's total housing stock. Our office prepared an additional analysis to determine the number of single-family and town-home dwelling units after the completion of projects approved since 2000. The number of single-family and town-home housing units was determined by adding the number of dwelling units developed since 2000 to the current number. There were a total of 77 single-family and 343 town-home dwelling units approved for construction since 2000. This means that there will be 2,475 single family dwelling units and 407 multifamily dwelling units, which will represent approximately 79.9% and 13.2% of the housing stock respectively. In addition to these

developments there are two other properties identified as the Sasso and Doretsky properties the Borough's Housing Plan that are proposed to be developed with a total of 109 town-home dwelling units. This would increase the total number of town-home dwelling units in the Borough to 516 or 16.1% of the total housing stock. Assuming that no new additional single-family homes were constructed, the number of single-family homes would comprise 77.2% of the total housing stock. The fact remains that the Borough is still and will still be a predominantly single-family community.

### **Household Type**

The majority of households in North Haledon are family households. A family household is defined by the U.S. Census Bureau as "one or more people living in the same household who are related to the householder by birth, marriage, or adoption." Out of the total number of 2,626 households in North Haledon in the year 2000, there were 2,076 or 79.1% family households as compared to 550 or 20.9% non-family households. There were 729 or 27.8% households that included their own children under the age of eighteen; 1,791 households (68.2%) were comprised of married couples; and 212 or 8.1 % had a female as the head of the household.

**Table 14: Household Type, 2000**

<b>Household by Type</b>	<b>Number</b>	<b>Percent</b>
<b>Total Households</b>	<b>2,626</b>	<b>100.0</b>
Family Households	2,076	79.1
With Own Children under 18 years	729	27.8
Married-couple family	1,791	68.2
With Own Children under 18 years	672	25.6
Female householder, no husband present	212	8.1
With Own Children under 18 years	50	1.9
Non-family households	550	20.9
Householder living alone	465	17.7
Householder 65 years and over	251	9.6
Households with individuals under 18 years	807	30.7
Households with individuals 65 years and over	977	37.2

*Source: U.S. Census Bureau, 2000 U.S. Census Data*

In the Borough of North Haledon, there are an overwhelming number of households containing two discreet age groups. As indicated in the table above 67.9% of the households in Borough include individuals either under the age of 18 or 65 years and over. These figures are significant because the Borough will have to take into account the special needs of these age groups and plan accordingly for these groups. For example, the greater the number of households with individuals under the age of 18 indicates that the Borough may have to plan for additional school and recreation services. Conversely, the greater the number of households with individuals ages 65 and over indicates the need for additional forms of housing such as assisted living or senior living residences.

## Household Size

North Haledon has generally followed state and national trends of a declining average household size. The average household size in 2000 declined to 2.79 persons per household as compared to 2.86 persons per household in 1990. It is interesting to note that over this same time period that the average household size in Passaic County has slightly increased from 2.84 to 2.92 persons per household. Further evidence in support of this trend is provided in the increase in the number of single person households from 362 persons in 1990 to 465 persons in 2000. The following table documents the average household sizes for North Haledon and Passaic County from 1970 to 2000.

**Table 15: Average Household Size for North Haledon and Passaic County, 1970-2000**

	North Haledon	Passaic County
1970	3.35	3.09
1980	n/a	2.87
1990	2.86	2.85
2000	2.79	2.92

*Source: U.S. Census Bureau, 1990 and 2000 U.S. Census Data*

## Housing Occupancy

There has been an increase in the number and the percentage of occupied housing units and a decrease in the number and percentage of vacant housing units since 1990. In 2000, it was found that out of the 2,675 total housing units 2,626 or 98.2% of those units were occupied, 49 or 1.8% were vacant and 5 units or 0.2% were used for seasonal, recreational, or occasional use. In 1990, it was found that out of the 2,574 total housing units 2,521 or 97.9% of those units were occupied and 53 or 2.1% were vacant.

**Table 16: Housing Occupancy, 2000**

Housing Occupancy	Number	Percent
<b>Total housing units</b>	<b>2,675</b>	<b>100.0</b>
Occupied housing units	2,626	98.2
Vacant housing units	49	1.8
For seasonal, recreational, or occasional use	5	0.2
Homeowner vacancy rate (%)		0.3
Rental vacancy rate (%)		2.3

*Source: U.S. Census Bureau, 2000 U.S. Census Data*

## Housing Tenure

According to the most recent 2000 Census data, the majority of the housing in the Borough is owner-occupied. Out of the 2,626 total occupied housing units, 2,335 or 88.9% of the units were owner occupied, while 291 or 11.1% of the units were renter-occupied. It is interesting to note that over the last decade the number of owner-occupied housing units has increased by 135 housing units or 6.1%, while the number of renter-occupied housing units has declined by 30 units or 9.3%. The average household size of owner-occupied units (2.85) was generally larger than the household size of households that were renter-occupied (2.33).

**Table 17: Housing Tenure, 2000**

Housing Tenure	Number	Percent
<b>Occupied housing units</b>	<b>2,626</b>	<b>100.0</b>
Owner-occupied housing units	2,335	88.9
Renter-occupied housing units	291	11.1
Average household size of owner-occupied units	2.85	
Average household size of renter-occupied units	2.33	

*Source: U.S. Census Bureau, 2000 U.S. Census Data*

## Housing Values

North Haledon has benefited from its low-density residential development pattern, its proximity to transportation routes and to major employment areas by becoming a desirable place for persons to reside. This has resulted in an increase in residential home values in North Haledon more so than other communities in the State and County. North Haledon has followed the trend of increasing housing values and within the State and County, although, the Borough's median home values are higher than the average cost of housing in both the State and County. Consistent with other municipalities in the immediate surrounding area and Passaic County the average price of owner-occupied homes has increased over the last decade. The median value of an owner-occupied housing unit located in the Borough of North Haledon as per the 2000 census was \$237,900, an increase of \$12,000 or 5.4% from 1990. The majority of the homes in North Haledon are valued between \$200,000 and \$299,999. Comparatively speaking, over the same time period the median value of homes in Passaic County increased from \$185,000 in 1990 to \$190,600 in 2000. This represents an increase of \$5,600 or approximately 3 percent. According to the National Association of Realtors, Bergen and Passaic Counties have realized the second highest one-year (2001-2002) percentage increase in median sales price, which indicates that this trend in rising home values is continuing. The following table shows the values of specified owner occupied housing units located in North Haledon.

**Table 18: Specified Owner-Occupied Housing Units by Value**

Value	No. of Housing Units	Percent
Less than \$ 50,000	16	0.7
\$ 50,000 - \$ 99,999	43	2.0
\$100,000 - \$149,999	146	6.6
\$150,000 - \$199,999	507	23.0
\$200,000 - \$299,999	938	42.6
\$300,000 - \$499,999	518	23.5
\$500,000 - \$999,999	33	1.5
\$1,000,000 or more	0	0
<b>Total:</b>	<b>2,201</b>	<b>100.0</b>

*Source: U.S. Census Bureau, 2000 U.S. Census Data*

One aspect that should be considered is that increasing home values result in higher housing costs. According to 2000 U.S. Census data, the median price of a mortgage in North Haledon is \$1,634 an increase of \$474 or 40.9% from \$1,160 in 1990 and more than the median mortgages for the State and County, which were \$1,534 and \$1,595, respectively. Rental prices have also increased. In 2000, the median rent increased by \$347 or 63.3% to \$895 from \$548 in 1990. The median rent in the Borough in 2000 exceeds both the state and County median rents, which are \$751 and \$747, respectively. The Borough has recognized the issue of housing affordability through meeting its obligation to provide for the development of affordable housing with the certification of its Housing Plan.

### **Housing Density**

The density within the Borough has increased slightly as the total number of housing units has increased. In 2000, the density was 777.6 housing units per square mile as compared to 748 housing units per square mile in 1990. The densities for the surrounding communities as well as Passaic County are shown in the following table.

**Table 19: Density of Housing Units**

Municipality	Number of Housing Units Per Square Mile
North Haledon	777.6
Wyckoff	861.2
Franklin Lakes	359.2
Wayne	806.7
Haledon	2,504.3
Prospect Park	3,936.8
Hawthorne	2,184.8
Passaic County	917.7

*Source: U.S. Census Bureau, 2000 U.S. Census Data*

As shown in the table above, North Haledon has one of the lowest housing densities as compared to six bordering municipalities. In fact only the Borough of Franklin Lakes located in Bergen County has a lower density of housing units. The table above also indicates that North Haledon has a lower density of housing units than all of Passaic County.

## **COMMUNITY FACILITIES ANALYSIS**

The purpose of this section is to analyze the existing municipal services that the Borough provides to its residents. This section of the report will analyze police, fire, administrative, schools and sewer and water services by documenting the existing level of service provided as well as the total capacity of these services. These services will also be compared to generally accepted planning service standard levels as provided in the Development Impact Assessment Handbook a commonly referenced planning book and other state mandated programs as in the case of the school services.

### ***Police***

In 2004, the Borough Police Department had a total of 28 employees including one police chief, one captain, one lieutenant, four sergeants, two detectives, ten patrol officers, five dispatchers and five class 2 special officers. The Police are also trained as EMT's. The Police Department provides approximately one police employee for every 305 residents or 3.3 police department employees per 1,000 residents, as compared to the national planning standard of 2 police personnel per 1,000 people.

There are other unique factors that require North Haledon to have more police personnel on staff than the average community. Because of the layout of the community and the distance of the police station from some residential neighborhoods it takes the police department longer to respond to those areas farther away. North Haledon's two primary streets, Belmont Avenue and High Mountain Road serve as access roads that are heavily used between the Paterson/Haledon area and Franklin Lakes/Bergen County. In response to this the Police Department has set up separate patrol zones, which requires them to have additional police personnel on staff. The proximity of the Borough to larger urban areas, which typically have higher crime rates, is another reason why the Borough requires more police personnel than the national average. The dispatching staff also provides 24 hour coverage for the Haledon Ambulance Association, which serves North Haledon, Haledon and Prospect Park.

The Police Department currently has seven (7) police vehicles, providing 0.88 vehicles per 1,000 persons. This compares to the national planning standards of 0.6 vehicles per 1,000 persons, but as mentioned above, the Borough requires more police personnel and vehicles than the national standard because of the unique characteristics of the Borough.

The Borough's Police Station is currently located in the same building as the Borough's administrative offices. The Police Station currently contains 1,100 square feet or provides 138 square feet per 1,000 persons and is less than the national planning standard of 200 square feet per 1,000 people. It would be beneficial for both the police department and the Borough administration to be located in separate buildings or minimally in larger quarters distinctly separated from the administrative section.

## ***Fire***

In 2002, the Borough of North Haledon had a total of 49 active volunteer fire personnel. There are 21 fire personnel located in Fire Company # 1 and 28 fire personnel located in Fire Company # 2. This means that the Borough provides approximately one fire personnel for every 162 residents or 6.2 fire personnel per 1,000 residents. This is more than the national planning standard of 1.65 per 1,000 residents, but it is important to note that these are volunteer fire personnel so the national planning standard may not be an accurate comparison.

As mentioned above in the Police Department Analysis the existing unique location characteristics that require the Borough to provide more personnel also apply to the Fire Department. In addition, since all of the fire personnel serve on a volunteer basis it means that the Borough may have to provide a greater number of available personnel at any given time than the national average.

The fire department has four fire engines, one ladder truck, two chief's vehicles, one boat and one fire prevention trailer vehicle. For purposes of comparison to the national average only the four fire engines will be used. The planning standard service level is 0.2 vehicles per 1,000 people. The Borough provides 0.5 vehicles per 1,000 persons. As noted above the Borough requires more fire personnel and vehicles because of the unique considerations that were previously mentioned and the fact that only sections of the Borough are serviced by fire hydrants.

There are two firehouses in the Borough (Company # 1 and Company # 2), including a new firehouse that was recently completed and is in full operation located on Belmont Avenue, south of Overlook Avenue. The second Fire Company building has also been completely remodeled and expanded. They have just completed a new bay addition to house a ladder truck to service the multiple family housing developments. Fire Company # 1 contains 6,000 square feet and Fire Company # 2 contains 5,000 a total of 11,000 square feet or 1,389 square feet per 1,000 people as compared to the national planning standard of 250 square feet per 1,000 people. It is important to note that a large part of this space is not utilized specifically for fire fighting purposes so a comparison to the national standards would not be accurate.

## ***Ambulance***

Emergency Ambulance service is provided to North Haledon by the Borough of Haledon Emergency Ambulance Association and has been in operation since 1933. Along with the Borough of North Haledon, the Emergency Ambulance Association also services the Borough of Haledon and the Borough of Prospect Park. The Haledon Emergency Ambulance Association currently utilizes 3 1997 Ford F-350 power stroke ambulances. The association is staffed with volunteer 25 certified Emergency Medical Technicians (EMTs) and 7 driver/lifters whom which are also volunteer. Ambulance headquarters is located at 792 Belmont Avenue within the Borough of North Haledon.

## Schools

The purpose of this section of this report is to analyze the existing school facilities and services provided by the Borough and compare them to National and State standards. In preparing our analysis we have compared the existing conditions in the Borough to the planning standard levels from the Development Impact Assessment Handbook. The planning standards were compared to the existing school conditions to measure the adequacy of the current school facilities and services. Our analysis will cover three separate elements. They are the number of students per classroom, the student to teacher ratio and the total space provided in the schools. When comparing the existing school conditions to the State mandated programs we will take this one step further because the State actually mandates that schools must provide space for required programs.

### Existing Conditions

There are two existing schools that serve the Borough of North Haledon. The first is the Memorial Elementary School that consists of Kindergarten through Fourth grades and is located at 670 High Mountain Road in North Haledon. As of March 30, 2002 the school had a total of 334 students. The following table shows a breakdown of the number of students by grade.

**Table 20: School Population by Grade  
Memorial School**

Grade	Number of Students	Number of Classrooms	Students Per Classroom
Kindergarten	57	1.5	19.0*
First	68	3.0	22.7
Second	55	3.0	18.3
Third	82	4.0	20.5
Fourth	72	3.0	24.0
<b>Total:</b>	<b>334</b>	<b>14.5</b>	<b>23.0</b>

*Source: North Haledon School Board Report, pp. 13 and 14.*

\* The students per classroom takes into account the fact that there are 3 sessions due to half day classes.

The second school is the High Mountain Middle School for Fifth through Eighth grades located at 515 High Mountain Road in North Haledon. During the 2001-2002 school year the school had a total of 216 students. The following table shows a breakdown of the number of students by grade.

**Table 21: School Population by Grade  
High Mountain School**

Grade	Number of Students	Number of Classrooms	Students Per Classroom
Fifth	54	3	18.0
Sixth	56	3	18.7
Seventh	54	3	18.0
Eighth	52	3	17.3
<b>Total:</b>	<b>216</b>	<b>12</b>	<b>18.0</b>

*Source: North Haledon School Board Report, pp. 13 and 14.*

The total number of students for both of the schools located in the North Haledon School District as of March 30, 2002 was 550 students. Both of the schools combined have a total of 27 classroom teachers. The school also has 34 Special Education students in attendance. According to the School Districts website there are a total of four teachers for the special education students.

### ***Needs Analysis***

This section compares the existing conditions to the national planning standards for schools. It includes both the existing school population and the addition of the number of school children from the new developments. The Development Impact Assessment Handbook contains data regarding the planning standard service levels for the categories listed in the table below. (It is important to note that the grade levels included in the standards are not identical to the comparative schools in North Haledon. The planning standards included grade levels ranging from K through 6 and 7 through 8, while the Memorial Elementary School consists of grades K through 4 and the High Mountain Middle School consists of grades 5 through 8. Because of this we have combined both schools in order to compare them to the planning standards

**Table 22: Planning Standard/Service Levels  
North Haledon School District**

Category	Planning Standard/Service Level	NH School District
Students Per Classroom	24	22.3
Students Per Staff	20	20.4

*Source: North Haledon School Board*

The preceding table indicates that the number of students per classroom is just below the planning standard level and the number of students per staff is slightly above the planning standard level. The number of school children is expected to increase over the next ten years because of the significant number of single-family and town-home developments that are expected to be constructed during that time. Our office performed a separate analysis dated July 19, 2002 that projected the increase in the number of school children due to the development in

the Borough. The results of this study found that the new development in the Borough will generate approximately 111 additional school children or an increase of approximately 20.2 percent from the enrollment (550 students) during the 2001-02 school year.

We then prepared an analysis comparing the total projected number of school students to the national planning standards. It is assumed that all of the newly approved development will be completed by 2005. With this in mind we projected the number of school children to the 2005 utilizing the exponential growth population projection method. In order to simplify this analysis we combined the number of students from both public schools to use a base population number. In order to determine the exponential growth of the school aged population in North Haledon we used last years school, population of 550 students and went back 5 years to determine the average percentage increase in population over those 5 years. The exponential projection method was then applied to determine the school population for both public schools in North Haledon in 2005. Utilizing this method the school aged population is projected to increase to 579 students in 2005. The final step in the analysis was to add the projected number of students generated by the new development and used that as the base number in comparison to the national planning standards. Assuming that this analysis is accurate the Borough would then have a total number of approximately 690 students. This method does not take in- and out-migration of students into consideration, particularly the number of private school students who reside in North Haledon who may now choose to attend North Haledon’s public schools. We did not factor in the number of special education students because the number of teachers does not include the number of special education teachers.

A more detailed study utilizing the cohort-component method of population projection was prepared and can be found in a separate report entitled “North Haledon K-8 Schools: Supplemental Student Projections and Physical Facilities Needs Analysis” completed in August 2002. This study uses the cohort component rate method to determine the natural increase in the number of students to 2005. In addition, the number of students generated by the new developments was added to the cohort component projections. The results of this study show that the projected number of students ranges from 755 to 829 students in the 2005-06 school year. The high end number of 829 students also represents the number that was determined and approved by the State of New Jersey. It is important to note that in regard to the classroom size the August 2002 report found that 4 classrooms would be required to meet the State mandated criteria whether the low number of 755 or the high number of 829 were used to determine the appropriate number of classrooms. The following table shows the results of both analyzes including the number of new students generated by the new developments.

**Table 23: School Population Projections 2005**

<b>Year</b>	<b>Exponential Growth</b>	<b>Cohort Component Low</b>	<b>Cohort Component High</b>
2005	690	755	829

*Source: North Haledon School Board and Analysis prepared by Michael F. Kauker Associates*

The following table shows how the school population projections utilizing the different projection methods and including the number of students generated by the new developments will compare to the national planning standards in 2005. The number of classrooms used for this analysis was 26.5 for grades K – 8 and the number of regular classroom teachers was 27 for grades K – 8. The number of staff only includes the number of regular classroom teachers and not special education teachers, administrative personnel or other staff working at the school.

**Table 24: Planning Standard/Service Levels  
North Haledon School District**

Category	Planning Standard/Service Level	Exponential Growth	Cohort Component Low	Cohort Component High
Students Per Classroom	24	28.9	28.5	31.3
Students Per Staff	20	25.6	27.9	30.7

*Source: North Haledon School Board and Analysis prepared by Michael F. Kauker Associates*

The table above shows that the Borough would be deficient as compared to the planning standards in terms of the number of classrooms as well as the number of regular classroom teachers per number of projected students. This analysis shows that the School District would need to increase the number and size of its current facilities and hire additional regular classroom teachers in order to accommodate any increase in population.

There is another level of comparison that should be analyzed and that is that there are significant mandates placed on local school boards by the State that impact the schools ability to accommodate the traditional school programs and those required by the State.

State Mandated Programs

The State mandated programs require schools to provide instruction for specialized programs and also instructional space for those programs. Basically, the State mandated programs require the school to provide additional classroom space for specific types of programs. During the 2002 – 2003 school year there were twelve State mandated programs that require the use of separate classrooms. This places a burden on the school system to provide additional room for these classes above and beyond what currently exists.

A separate report prepared by the North Haledon School Board compares room usage in both schools in 1970 and 2001. The results of this analysis indicate that the existing school facilities can not properly accommodate both the traditional programs and those programs that are required by the State of New Jersey. The report also found that many of the rooms not traditionally used as classrooms have been converted to instructional uses and are not large enough to properly accommodate a classroom. For example, what was used as a closet in 1970 is now being utilized as a child study office. This report clearly states that the existing Borough School Facilities do not have the capacity to accommodate the State mandated programs.

Another entitled *Supplemental Student Projections and Physical Facilities Needs Analysis* prepared by Michael F. Kauker Associates along with Peter Sloomaker (Chairman of the Planning Board) dated August 2002 will be amended to this Master Plan document, goes into more specific detail about the additional school children generated by new development and the ability for existing school facilities to accommodate them.

It is also important to note that a referendum was recently passed to send the High School aged students to Midland Park High School. This could have an impact on the number of students attending public schools. In the past a number of elementary and middle school aged children attended private school. Now that the students will be attending Midland Park High School these students may attend the North Haledon public elementary and middle schools.

### **Water and Sewer**

The U.S. Census Bureau did not collect information regarding the source of water and sewage disposal for housing units for the 2000 Census. For the purposes of this section we will utilize the data from the 1990 Census. As North Haledon is a primarily fully developed community the change in the number of housing units that utilize these services will not have a significant impact. In 1990, there were 1,239 housing units that were connected to the Haledon public water system. According to the Haledon Water Company as of November 14, 2002 they serviced 1,223 housing units. This represents a decrease of 16 units since 1990. According to the 1990 Census, there were 1,335 housing units that had their own wells or use some other water system. This represents more than half of the total number of housing units in the Borough. The new town-home developments located in the eastern portion of the Borough and single-family homes in the Hearthstone Estates development as well as some homes located along Manchester Avenue, Linda Vista Avenue and North Haledon Avenue will be serviced by the Hawthorne Water Company. The Borough will be exploring the possibility of expanding the water service with the Hawthorne Water Company. In 1990, a total of 2,551 housing units were connected to public sewer systems as compared to 23 housing units that use septic and other sewer facilities.

## **PHYSICAL CHARACTERISTICS**

The physical characteristics of a community play an important part in shaping the physical development pattern, the density and location of uses in a community. The topography, soil characteristics and the presence of wetlands and floodplain areas dictate to some extent the intensity and location of different types of development within a community. Since the Borough of North Haledon is a primarily fully developed community with little developable land available for future development this information is not as crucial in determining land use policy as it would in a community that is in a developing municipality. However it is still important to have an understanding of these characteristics in order to protect these resources. In addition identification of these resources would also be helpful in the case of redevelopment or expansion of uses or buildings that are located in or near areas that exhibit environmental characteristics.

North Haledon is located in Passaic County in the Northern portion of the State of New Jersey. A portion of the County borders New York State. It has a land area of 185 square miles and a water area of 11.76 square miles and is located almost entirely in the Piedmont Plateau.

## ***Topography***

The Borough of North Haledon is located within a valley between the ridges of the First and Second Watchung Mountains. It is characterized by steeply sloped mountain ridges on the west bordering Wayne Township and a low lying valley area where the majority of the development has taken place. The steeply sloped areas can be seen in more detail on the map entitled “Environmentally Sensitive Areas, Slopes Greater Than 15%” appended to this document. The topography of the Borough has played an important role in its physical development. As previously mentioned most of the development in the Borough has taken place in the valley between the two mountain ridges. Earlier Master Plans indicate that the Borough developed at a slower pace as compared to other communities because it was isolated from other areas due its isolated location.

## ***Soil***

The soil characteristics of a community play an important role in determining the location and intensity of development and in determining the type of drainage systems that can be utilized for developments. Since North Haledon is a fully developed community there is less of a concern for the existing soil types than there would be in a developing community. Previous Master Plan documents recognized that most of the land suitable for residential and commercial development has been built up. There are undeveloped portions of the community along the mountainous area in the westerly portion of the Borough where soil types have severe limitations for development due to rock outcrops and/or excessive slope. There are also some areas along the easterly border with Hawthorne, which was once used as a quarry which exhibit these same characteristics. This area is being developed with single-family homes and town-homes.

## ***Water Bodies***

There are two large bodies of water within the Borough. The first is Oldham Pond located in the southern portion of the Borough adjacent to the Borough of Haledon. The second is the Haledon Reservoir which is partially located within the Borough and is attached to the lower basin which is located entirely within North Haledon. There is another smaller water body known as Webers Pond located to the east of Oldham Pond on the border and partially within the Borough of Haledon. There are a number of brooks that feed these water bodies including the Molly Ann Brook, Squaw Brook, and some smaller unnamed streams that are tributaries to these larger brooks. The Oldham Pond is owned and maintained by William Paterson University. The Haledon Reservoir, although inactive, is owned and maintained by the Borough of Haledon. There are also a number of smaller water bodies in the Borough including Yahn’s Pond, Buehler Pond, Holland Home Lake, Quarry Lake, Butter Milk Falls and Glen Place Brook.

## ***Wetlands and Floodplains***

There are a number of wetland and floodplain areas as a result of the ponds and brooks located in the Borough. Wetlands and floodplains also play a role in determining the intensity and location of development in a municipality. This information is documented on the Borough’s FEMA Flood Map. These wetland areas can be seen in more detail on the map entitled “Environmentally Sensitive Areas, Flood Hazard and Wetlands” appended to this document. It

has been utilized in the planning process in order to identify environmentally sensitive areas and provides a basis for recommendations in the land Use Plan Element section of the Master Plan. The development of lands that qualify on the basis of size fall within the jurisdictional approval process of the New Jersey Department of Environmental Protection.

## II. GOALS AND OBJECTIVES

### INTRODUCTION

The Municipal Land Use Law (MLUL) requires that all municipal Master Plans contain a statement of objectives, principles, assumptions, policies and standards upon which the comprehensive Master Plan for the municipality is based. This section of the report states the Borough's goals and objectives as they relate to future land development within the Borough. There have been some changes in the Borough's goals and objectives because North Haledon is now a fully developed community and should focus on quality of life issues, the services it provides its residents and redevelopment opportunities in appropriate locations that will help to enhance the Borough.

The goals and objectives that form the basis of this comprehensive Master Plan are a product of refining the goals and objectives of previous Master Plans and defining new goals and objectives based on the changes that have occurred since the adoption of the last Master Plan. The goals and objectives will be based on the review and analysis of the basic studies, discussion at the Planning Board meetings and input from the residents of the community during the public meetings.

### ***Goals and Objectives***

1. Provide for the proper use and development of all lands in the borough.
2. Provide adequate public services and utilities for existing and future residents of the Borough.
3. To expand the Borough's water supply through the provision of services from the Hawthorne Water Company.
4. Provide adequate park, recreation and open space areas.
5. To preserve and protect aquifers in the Borough, which are an important environmental feature.
6. Preserve areas, properties and buildings that exhibit historical characteristics for historical preservation purposes.
7. Maintain an efficient circulation system to move goods and people.
8. Preserve the remaining environmentally sensitive lands within the Borough.
9. As North Haledon is primarily a fully developed and no longer a growing community the Borough should strive to preserve and maintain its existing residential character.

10. Provide for safe and adequate housing including special purpose housing to serve the needs of Senior Citizen households and low/moderate income citizen households in accordance with the provisions of the Council on Affordable Housing and the Borough's existing Master Plan Housing Element.
11. To preserve the quality of the existing housing supply and maintain current population densities within North Haledon.
12. Assure proper design and control of the limited amount of lands designated for commercial and business uses to serve the needs of the borough with efforts to minimize vacancy rates.
13. Concentrate redevelopment efforts on rehabilitating the aging housing supply.

Maintain and upgrade the existing infrastructure for the existing and future population of the Borough.

### III. LAND USE PLAN

#### INTRODUCTION

The Land Use Plan Element is traditionally the most important part of a master plan. It serves as the basis for decision making in the community in terms of its use of land and resources. The Land Use Plan is the mechanism that guides the development of the Borough in accordance with their goals and objectives. The land use plan describes the methods that the community will use in order to meet the goals and objectives it has identified in its master plan. It also serves as the foundation for the Zoning Ordinance, which is required to be substantially consistent with the Master Plan.

The underlying purpose of the Land Use Plan is to guide development within the Borough to ensure the health, safety, and welfare of North Haledon's residents by providing for an orderly distribution of land uses.

The Borough of North Haledon is a primarily fully developed community with little opportunity available for new development within the community. The land use patterns, the location and density of residential and non-residential uses and their distributions are well established. Therefore, any development will consist primarily of redevelopment efforts in the community. The primary goals of the Borough are as follows:

#### ***Land Use Plan Goals***

1. To retain the existing single-family residential character of the community, densities and development patterns.
2. Maintain a balanced mix of residential and non-residential land uses in order to relieve the residents from providing all of the tax ratables.

#### LAND USE PLAN

The Land Use Plan designates the location and intensity of development throughout the Borough. These designations often reflect existing land uses, but in many cases these are an attempt to plan for changes in the community. While the Land Use Plan has a few general land use categories, more specific regulations are contained in the North Haledon Zoning Ordinance. As noted in *N.J.S.A. 40:55D-62a*, a zoning ordinance "shall either be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan elements." The Borough Council may adopt a zoning ordinance that does not meet either of these criteria by affirmative majority vote only. The reasons for adopting an inconsistent zoning ordinance must also be set forth in a resolution and recorded in the Borough Council's meeting minutes.

The remainder of this section contains a description of each of the major land use categories including any recommended modifications to the 1990 and 1996 Master Plan Reexamination Reports. The Land Use Plan divides the Borough into eleven land use categories including six residential areas, two business areas, two industrial areas and one open space area. The proposed

land use categories are also illustrated on the revised Comprehensive Master Plan Land Use Map located at the end of this section. Recommended changes are described below for each major land use category. If necessary, the need for Zoning Map amendments to implement these changes, are also identified. Since North Haledon is a fully developed community, no major changes are recommended for the future development of the Borough.

## ***Residential***

The Borough of North Haledon is a fully developed community primarily consisting of single-family residential homes. The small increase in single-family units is due to subdivision of existing larger sized properties and infill development. The most prevalent form of new housing in the Borough is that of the multiple-family town-home development. These developments are a result of the Borough's housing plan in order to meet their fair share of affordable housing as mandated by state law and implemented by COAH. There are primarily three types of residential housing in the Borough, all of which will be described below along with recommendations for each type of housing.

### ***Single-Family***

The proposed 2002 Master Plan Map designates a large area of the Borough for single-family residential use. Preservation and continued maintenance of the quality of North Haledon's residential neighborhoods remains one of the most important objectives of this Master Plan. Consequently, no substantial modifications to the single-family residential designation on the proposed Comprehensive Master Plan Map are recommended.

### ***Single-Family (Mother-Daughter) Homes***

In comparison to the number of single-family detached homes, there are very few single-family mother-daughter housing units located in the Borough of North Haledon. Most of the existing homes consist of these mother daughter types that were additions to existing single-family homes. There are no recommendations to increase these conversions. The number of these homes should be maintained at its current level.

### ***Single-Family Town-home Development***

As previously mentioned, the multiple-family form of housing is a relatively new type of housing in the Borough, which is a result of the Borough's Mount Laurel housing obligation. The specific developments are documented in the Basic Studies section of this report. There are three districts that permit this type of housing. As the majority of the district that permit multiple-family development have been developed there are no modifications proposed to the land use plan at this time.

The addition of the multiple-family dwelling units provides for a better balance of the housing supply in North Haledon. Overall, the existing mix of residential uses in North Haledon is adequate to provide a varied mix of housing types to serve the needs of all family types whom reside in the Borough. It is our opinion that the densities and location of all types of residential units should remain as they now exist.

### ***Commercial***

The previous Master Plan Reexamination report reaffirmed the need to provide for business uses for the residents of the Borough in a safe, desirable and efficient manner. The existing commercial areas in the Borough have remained relatively stable since the last Master Plan Reexamination prepared dated October 24, 1996. Consequently, there are no changes that are being recommended for the commercial areas in the Borough at this time. The Borough should strive to maintain these areas as they currently exist as they provide an appropriate balance to the other existing uses in the Borough.

### ***Industrial***

As noted in the Basic Studies section of this report, industrial development in the Borough has decreased to the point where it is almost non-existent. There have been some changes that have been recently made to the Zoning Map rezoning a number of Industrial zoned parcels to Residential and Open space purposes. These changes have been described in greater detail in the Basic Studies section of this report. There are no other changes recommended to this land use classification at this time.

### ***Public***

As mentioned in the Basic Studies section of this report there is a need for the expansion of the Borough Hall and Police Station. There are two properties located immediately adjacent to Borough Hall that the Borough recently purchased to expand these facilities. These properties are identified as Block 18.01, Lots 10.13 and 10.18 and have a combined area of 15,000 square feet. The fact that they are located between the property owned by the Borough and the property owned by the Board of Education, two public users, made them an ideal candidate for expansion of the property owned by the Borough. According to recent studies which can be found as an attachment to this report there is a need to expand the existing school services provided by the Borough. More specifically, these expansions include physical expansion to the actual buildings in order to provide more classrooms to meet the need of the increasing school population, a rehabilitation or expansion of other facilities as may be required as well as additional school programs that are mandated by the State.

### ***Open Space and Recreation***

Since the last Master Plan Reexamination was adopted in 1996, the Borough has increased the amount of open space inventory through acquisition, swapping and dedication. The majority of this land is located along the mountain on the border of North Haledon and Wayne Township. It is important that the Borough maintain a proper balance between the amount of open space and recreation land and residential land use, in order to provide adequate services to the residents of North Haledon. Therefore, it is recommended that all of these areas be preserved for open space purposes. There is adequate recreation space available in the Borough and no changes are recommended regarding this land use category.

## **RELATIONSHIP TO ZONING ORDINANCE**

The proposed Land Use Plan is thoroughly consistent with the Zoning Ordinance of the Borough of North Haledon. Changes to the Zoning Ordinance and Map have been made since the preparation of the last Master Plan and have been recognized in this document. The majority of the zoning changes that have been made are a result of the Borough's obligation to provide the opportunity for the development of affordable housing. In addition and due to the Borough's desire to provide a balance between developed areas and open space, the Borough's zoning Map has been amended to recognize areas that have been designated for the preservation of open space and environmentally sensitive lands. The Borough should consider rezoning the properties identified as Block 18.01, Lot 10.13 and Block 18.01, Lot 10.18, which are adjacent to the existing Municipal building for Public Borough use.

## **CONCLUSION**

Due to the fact that North Haledon as it now exists is primarily a fully built community, the primary focus for future land use decisions should focus on redevelopment opportunities of the aging housing stock, businesses and public and quasi-public facilities. The location and density of the existing residential and non-residential land uses in North Haledon are equally balanced, well distributed and compatible with all of the different types of uses in the Borough as well as the existing infrastructure, i.e. roads, sewer and water service. As mentioned above there are two areas that require attention from the Borough. The first is the expansion of the administrative services and Borough Hall as well as the Police Station. The second is the expansion to the school facilities to provide additional classrooms and other facilities to meet the increasing population as well as conforming to the State mandated education programs.

## IV. RECYCLING ELEMENT

### INTRODUCTION

In 1987, mandatory recycling began in New Jersey following the enactment of the New Jersey Statewide Mandatory Source Separation and Recycling Act. This Act created a statewide goal of achieving a 25% recycling rate of the municipal waste stream. In 1992, this recycling goal was doubled to 50% of the municipal waste stream with the goal for the overall waste stream established at 60%. In 1997, the Department of Environmental Protection raised the overall recycling goal to 65% by the end of the year 2000.

In addition to establishing and periodically raising the recycling goals the New Jersey legislature has imposed other requirements on each municipality within the State. These other requirements mandated by the State of New Jersey include the provision that each municipality designate a recycling coordinator and that information concerning a given town's recycling program be distributed at least twice a year. It further goes on to state that the collection of recyclable materials from the curbside must occur on a repeated schedule. It is important to note that the State provides grants to communities based on the amount of materials recycled.

In 1987, the Municipal Land Use Law (MLUL) was also amended to require a recycling element as a mandatory component of a community's Master Plan. Pursuant to the MLUL a recycling plan element of the Master Plan should incorporate the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable material within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

The borough of North Haledon adopted a recycling ordinance for newspapers on December 12, 1984 by Ordinance Number 8-1984 and for other recyclable materials on April 13, 1988 by Ordinance Number 5-1988. It is included in Chapter 110 of the Code of the Borough of North Haledon.

### RECYCLING SERVICES

In the Borough of North Haledon, recycling material can either be collected at the curb or taken to the recycling center located at Willowbrook Court. Recyclables are collected once a month by an outside recycling company. The Borough is divided into two separate zones, Zone 1 and Zone 2, for the purposes of collecting recyclable materials. Recyclable material is collected in Zone 1 on the third Tuesday of the month and collected in Zone 2 on the fourth Wednesday of the month. The following materials will be collected at the curb: newspapers, corrugated, glass (co-mingled), aluminum, plastic, leaves, ferrous metal, bi-metal and white goods. As previously mentioned the municipal recycling drop-off center is located at Willowbrook Court. The following materials can be dropped off from 8am to 4pm Monday through Saturday: newspaper,

mixed paper, corrugated, glass (color separated), aluminum, plastic, bi-metal, tires (for a fee), used motor oil, batteries (auto and household), ferrous metals white goods, leaves, books, used clothing and phone book.

## V. RELATIONSHIP OF PROPOSED PLAN TO OTHER PLANS

### INTRODUCTION

The Municipal Land Use Law requires Master Plans to include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the Master Plan to the Master Plans of adjoining municipalities, the County and the State Development and Redevelopment Plan.

#### ***Relationship to Surrounding Communities***

There are six municipalities that adjoin the Borough of North Haledon. They include the Borough of Hawthorne, the Township of Wayne, the Borough of Haledon and the Borough of Prospect Park in Passaic County and the Township of Wyckoff and the Borough of Franklin Lakes in Bergen County. The Master Plan documents of these communities are assessed in this section relative to their prospective impacts on North Haledon.

1. Borough of Hawthorne – The Borough of Hawthorne adopted its first Master Plan in 1968. The Borough has subsequently prepared Reexamination reports in 1978, 1982, 1988, and December 2000. These documents contain information regarding existing land use, population, transportation, community facilities, fiscal analysis, and the Central Business District.

North Haledon shares its entire easterly border with the Borough of Hawthorne. The proposed Master Plan is thoroughly consistent with the Borough of Hawthorne.

2. Township of Wayne – The Township of Wayne adopted a Master Plan in 1994. This document contains information on existing and future land use, housing and population characteristics, circulation, community facilities, conservation, economics and utility services.

The zoning and existing and proposed land uses along the Wayne border are thoroughly consistent with that of North Haledon's proposed Master Plan. The majority of the land that borders North Haledon is designated as parks, recreation and open space areas and a smaller portion is designated as public and semi-public. The zoning in Wayne is R-A Residential District, which allows residences on 30,000 square feet lots and the R-AA Residential District, which allows residences on 45,000 square feet lots.

3. Borough of Haledon – The Borough of Haledon adopted a Master Plan in 1988 and a Reexamination report in 1994. This document contains information on land use, housing, traffic and transportation, community facilities and recycling.

The zoning and land use are generally consistent with that of North Haledon. The land uses in Haledon are designated in the existing land use map as public, semi-public, single-family and industrial. The zoning map indicates the neighboring zones are residential, institutional

services and research and development industrial. The land uses in North Haledon are consistent with all of the above land uses mentioned with the exception of the industrial use. The Borough of North Haledon has recently changed its zoning from industrial to an area that has been designated as an open-space district. The property located in that area has been purchased by Haledon and is proposed to be developed with a new Administrative Building.

4. Borough of Prospect Park – The Borough of Prospect Park last adopted a Master Plan in 1978.

The Borough of North Haledon shares only a small portion of its border with Prospect Park. The adjacent land uses are consistent as there is a single-family residential neighborhood located in North Haledon and the area located in Prospect Park is zoned for recreational use.

5. Township of Wyckoff – The Township of Wyckoff adopted a Master Plan in 1978 and Reexamination reports in 1982, 1988, 1994 and 2000. The actual plan is made up of a number of individual studies and is brought together by the 2000 Reexamination Report. This document contains information on land use, a central business triangle plan, community facilities, circulation plan and a housing element.

The land uses in the Borough of Wyckoff are thoroughly consistent with the land uses in North Haledon. Both municipalities are comprised of single-family neighborhoods. The adjoining neighborhood in Wyckoff is zoned RA-25, which allows the development of single-family homes on lots having a minimum lot area of 25,000 square feet and North Haledon is zoned RA-2.

6. Borough of Franklin Lakes – The Borough of Franklin Lakes adopted a Master Plan in 1978 and a Reexamination report in 1991 and 1998. These documents contain information on land use, community facilities, circulation, economic analysis, utilities, housing and recycling.

The land uses in the Borough of Franklin Lakes are thoroughly consistent with those located in the Borough of North Haledon. In Franklin Lakes there is an existing single-family neighborhood and the reservoir. The zoning in Franklin Lakes allows for the development of single-family homes on lots having a minimum area of one acre. The zoning in North Haledon is RA-1 and RA-2.

### ***Relationship to the County***

The Borough of North Haledon is located within Passaic County. The county had prepared a Master Plan in 1988 that contained a Land Use Plan and Housing Element. There have been no changes to this plan since 1988, with the exception of an Open Space Plan prepared in 1994. The Land Use Element addressed the following areas; Balanced Development, Concentrate Development and Preserve Critical Lands, Housing, Business and Industry, Facilities and Service and it also included a Land Use Plan Map. The Master Plan also contained a Housing Element. The North Haledon 1990 Master Plan reviewed these documents and concluded that the Borough of North Haledon was substantially consistent with the goals and policies addressed in the County Master Plan. As North Haledon is primarily a fully developed community, the current Master Plan revision is still substantially consistent with the County's Master Plan.

## ***Relationship to the New Jersey State Development and Redevelopment Plan***

The New Jersey State Development and Redevelopment Plan has designated North Haledon as a Metropolitan Planning Area or PA1. North Haledon's planning initiatives are substantially consistent with the concepts, goals and policy objectives of the State Development and Redevelopment Plan